



Home Buying Tips

The purchase of a home is often the most significant expense that a person, couple or family will make. Prospective homebuyers are encouraged to become informed consumers before making such a purchase to best protect their investment and to avoid unnecessary surprises and frustrations. Over the years, there have been several instances where homeowners were unaware of the current zoning, special assessments, front footage costs, utility hook up fees, covenants, park service fees, future land use designation, or future road designation of the land that abuts their homes or neighborhood. In hindsight, if the homeowners had done more research, they may have chosen to reexamine their purchase all together, modify their purchase price, or re-think outdoor planned improvements such as landscaping, a swimming pool, or a deck location. Often, disappointed homebuyers say that they were not aware of what was planned around their home.

Whether you are buying a new or older home or buying a lot to build a home, the city of Salina encourages all prospective homebuyers to:

1. Research the original plat of the subdivision, which is on file with the City Planning Department. This often contains information about specific restrictions or special fees relating to that particular subdivision.
2. Obtain and examine the information available including the Building Permits Address file. This file, available from the Department of Building Services, generally includes valuable information including when the home was built, who built it, cost of construction, zoning classification, copy of the site plan, copy of the building plans, permits for remodeling and other improvements and other related information.
3. Review the real estate records at the Saline County Register of Deeds Office and the Saline County Appraiser's Office to determine the existence of recorded deed restrictions and covenants, notices of current or future tax assessments, and other matters which might affect the property you are considering purchasing.
4. Request a free copy of the information packed brochure, "Building or Buying a New Home – Tips for Avoiding Surprises"

If we can be of service, contact us at:
Building Services Department, Room 201 - 785-309-5715
Planning Department, Room 205 - 785-309-5720